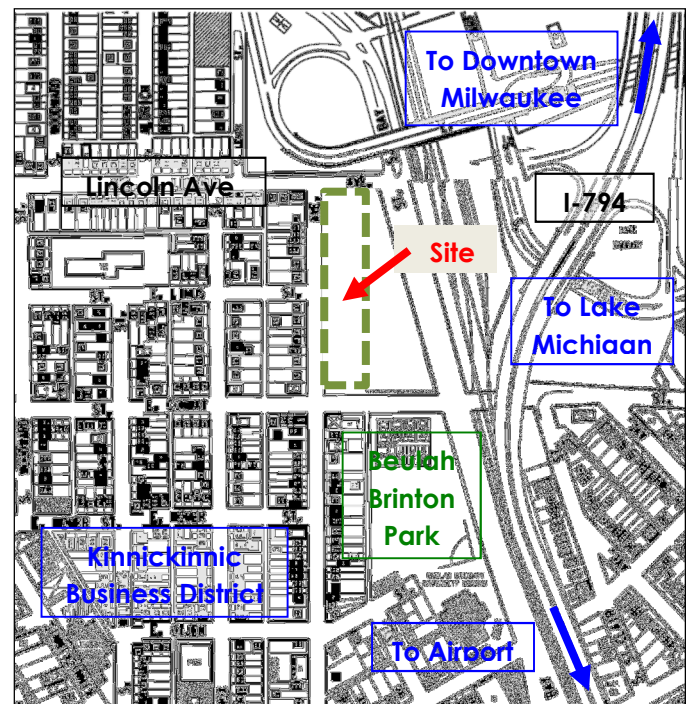
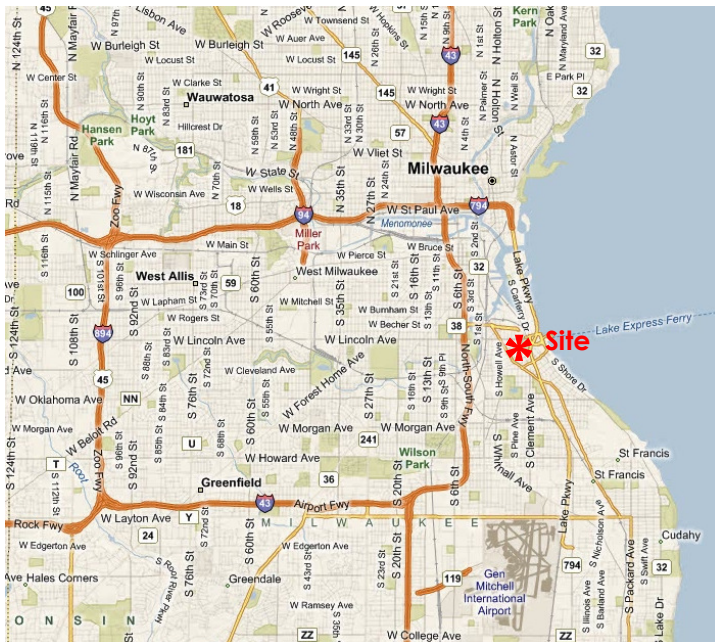


REQUEST FOR PROPOSALS

2372 South Logan Avenue-Bayview Residential Development Opportunity



The City of Milwaukee, Department of City Development is seeking proposals for a high quality, neighborhood residential development along the west half of 2372 South Logan Avenue. This prime development site is located within the heart of the Bay View neighborhood. Recent years have seen significant new retail, commercial, and residential development throughout Bay View, especially centered along Kinnickinnic Avenue, which is a short walk to the west of the Property. The lakefront and downtown are easily accessible from this site.



The Bay View Neighborhood is seeing significant new development:

Construction is nearing completion at a 300-unit development at 2151 South Robinson Avenue and a 69-unit development at 2202 South Kinnickinnic Avenue with approval recently granted for a 160-unit development at 2130 South Kinnickinnic Avenue. In addition to those multi-family housing developments, a project to construct five single family units at 2123 South Lenox Avenue was recently approved. The property at 176 East Becher Street was recently rezoned to allow for the first Milwaukee location of a regional bicycle retailer. The design process is currently underway for the restoration of the six acre Grand Trunk Wetland at 632 East Bay Street.

Existing Area/Assets

Kinnickinnic Avenue serves as Bay View's main street and is home to many popular restaurants, bars, shops, and the restored Avalon Movie Theater. Kinnickinnic Avenue is surrounded by attractive residential neighborhoods that house a diverse population with some of Milwaukee's highest median home values and household incomes. The Property is highly accessible from downtown and the Airport by both city streets and Interstate 794. The Property is located less than a half-mile walk from Lake Michigan, providing access to an uninterrupted string of parks and recreational trails extending as far south as South Milwaukee.

The drive to downtown Milwaukee takes less than ten minutes. The Property is served by MCTS bus route 53 and is within walking distance of additional MCTS routes, including the express Green Line to downtown and the airport. Bay View is also connected to the Bublr bike share system, with the closest current station located at Zillman Park on Kinnickinnic Avenue.

2372 South Logan Avenue is nearly 5.6 acres and was formerly utilized as a U.S. Army Reserve facility. The west side of this property is available for the development of 14 single family home sites. The remaining 2.99 acres of the property will remain in City ownership and will be designated as park space once a development proposal is accepted by the Department of City Development and approved by the Common Council. 2372 South Logan Avenue is bisected by a no-build sewer easement. 2372 South Logan Avenue is located within the boundary of the Southeast Side Comprehensive Area Plan, which identifies the development of this site for new housing options and as a catalytic project for the neighborhood. **See Attached Map for Details.**

Available Environmental Data

The property will be sold "as is, where is." The following reports are available on the City's website at www.milwaukee.gov/cre.

- June 29, 2007 Environmental Baseline Survey Update prepared by Department of the Army Deputy Chief of Staff Engineer
- October 5, 2005 Environmental Survey Report prepared by ITI of South Florida, Inc.
- February 2003 Project Report, Range Cleanup prepared by IT Corporation
- May 2000 Phase I Environmental Site Assessment prepared by Harza Engineering Company

The City shall not conduct any additional investigation. The City shall provide the selected Buyer with permission to access the property prior to closing to conduct any environmental or geotechnical investigations, at Buyer's sole cost, that it desires upon approval of a scope of work and evidence of insurance. If environmental or geotechnical investigations are conducted, all analytical results and reports must be provided to the City, upon request. Buyer will be responsible for all remediation costs, if any. The property will be sold "as is, where is".

Development Site Snapshot:

Neighborhood:	Bay View
Address:	2372 South Logan Avenue
Parcel Size:	Approx. 2.61 acres for development
Zoning:	Residential - RT4
Traffic Counts	6300 avg daily trips on Bay Street
Asking Price:	\$1,000,000.00

Development Requirements

- High quality, residential proposal that is compatible with the existing neighborhood built environment.
- Incorporation of latest energy efficiency and environmental sustainable elements
- Full project build-out within two years with all units sold in three years.
- Management of all stormwater on development site. Stormwater management plan consistent with Chapter 120 of the Milwaukee Code of Ordinances is required.
- Creation of property management agreement (or other acceptable arrangement) for subject site stormwater management and maintenance of common areas including sewer easement/access path area and landscape buffer.
- Expansion of City of Milwaukee tax base
- Participation in a City of Milwaukee Human Resources Agreement for SBE and RPP participation.

Design Requirements

- Create a subdivision plat of 14 single-family home building sites (Survey available on the City's website at www.milwaukee.gov/cre)
- Provide four, single-family house designs for public marketing
- Comply with attached, single-family house design requirements.
- Submit landscaping plan for housing development site that includes street landscaping, access path/sewer easement and landscape buffer on east side of residential development. (Landscape plan to include but not limited to fencing, lighting, planting, etc.)
- Alley or drive to access parking/garages at rear of lot is an acceptable design solution and may be incorporated with the landscape buffer.
- Provide landscaping plans for each individual building site that incorporate sustainable elements and stormwater management.

Proposal Submission Requirements

Submit four copies of the following information on or before 2:00 pm on March 29, 2018.

- Project Summary & Public Disclosure Statement on the RFP website
- Preliminary development budget showing total development costs, proposed sources and uses of funds and a pro forma income analysis.
- Architect vetted, conceptual plans –scaled site plan, scaled elevations that identify building materials and color scheme for model homes. Conceptual floor plans are desirable but not required

- Resume of developer experience and list of completed projects comparable to this RFP request.

Proposals (four copies) must be received and time stamped at the 2nd Floor Bid Desk, 809 North Broadway, before the deadline. Write “2372 South Logan RFP” on the envelope. Proposals submitted after the deadline or to other locations will be returned or destroyed.

Review and Selection Criteria

The following criteria will be used to review the proposals:

- Adherence to Development Requirements and Design Requirements
- Developer experience and capacity
- Market analysis and sales strategy
- Offering price, estimated project cost and tax base to be generated from development

Development Agreement and Closing

The selected proposal will be presented to the Common Council for formal acceptance. Concurrently a companion proposal will be submitted to designate the 2.99 acres of open space east of the development for formal Common Council designation as open space/park space.

Developer will enter into a development agreement, which will provide for closing four months after Council approval subject to contingencies for City approval of developer’s final plans and firm financing.

A closing will occur once all project elements are in place – final plan approval, building permits, acceptable storm water management plan, financing and a human resources agreement. The City will provide title insurance in the amount of the purchase price. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project. The City will convey by Quit Claim Deed on an “as is, where is” basis subject to reversionary rights for non-performance.

Developer will be expected to begin work within 30 days of closing. Developer must finish all work and obtain an occupancy permit within twenty-four months of commencing construction.

No Brokerage fees will be paid.

Small Business Enterprise and Residence Preference Program

The site will be sold at a market-rate with no City financial assistance. However, the City is requiring that a Human Resources Agreement be executed prior to closing, ensuring the developer’s best efforts to obtain at least 25% Small Business Enterprises (“SBE”) and 40% Residents Preference Project (“RPP”) on the project. The City’s Office of Small Business Development (<http://city.milwaukee.gov/OSBD>) is an excellent resource to locate subcontractors and get more information about the SBE and RPP programs.

City Sale Policies

Proposals will be rejected from any party (as an individual or as part of a partnership or corporation) who:

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgment)
- Is a party against whom the City has outstanding health or building code violations or orders from the City’s Health Department or Department of Neighborhood Services that are not actively being abated
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year

- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance

Tax and court records are also checked after acceptance, prior to closing. If any of these conditions exist, the City may terminate the development agreement and retain all earnest money as liquidated damages. See complete buyer policies at: www.city.milwaukee.gov/CRE.

Tax Exemption Prohibition

Conveyance will be subject to a deed restriction prohibiting application to the City for property tax exemption.

Other Approvals

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals or a zoning change for uses or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by City does not ensure BOZA approval. City staff will assist selected Buyer in obtaining such approvals.

Special Note

- Unauthorized contact regarding this RFP with any City policy staff, personnel, elected officials or Department of City Development representatives may result in disqualification.
- City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.
- City will honor confidentiality requests to the extent possible under applicable law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

Questions

All questions concerning the Request for Proposal must be submitted in writing to Scott Stange sstang@milwaukee.gov, no later than one week before the due date. All responses to questions, changes or clarifications, will be posted on the RFP website. It is the responsibility of the proposers to review the website prior to submission.

Restrictions and Uses that will not be considered

The Property must be taxable and no City financial assistance is available. Some uses may need Board of Zoning Appeals approval. Proposals will not be accepted for the following uses: Principal parking lot (majority), pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, check-cashing facilities, or other uses prohibited by zoning.

Development Site Map

